



MASTER DEVELOPMENT PLAN DECISION CRITERIA

Planning & Community Development

1. **Purpose.** The purpose of the Master Development Plan is to define the development of property zoned Campus or Essential Public Facilities in order to serve its users, promote compatibility with neighboring areas and benefit the community with flexibility and innovation. With the exception of those uses and standards contained in this section, all other aspects of development, redevelopment or expansion will be regulated as prescribed in Title 20 and other applicable codes for all uses that are permitted outright or through conditional or special use processes in the underlying zones.
2. **Decision Criteria.** A Master Development Plan shall be granted by the City, only if the applicant demonstrates that:
 - a. The project is designated as either Campus or Essential Public Facility in the Comprehensive Plan and Development Code and is consistent with goals and policies of the Comprehensive Plan.
 - b. The Master Development Plan includes a general phasing timeline of development and associated mitigation.
 - c. The Master Development Plan meets or exceeds the current regulations for Critical Areas if critical areas are present.
 - d. The proposed development uses innovative, aesthetic, energy efficient and environmentally sustainable architecture and site design (including Low Impact Development stormwater systems and substantial tree retention) to mitigate impacts to the surrounding neighborhoods.
 - e. There is either sufficient capacity and infrastructure (e.g. roads, sidewalks, bike lanes) in the transportation system (motorized and non-motorized) to safely support the development proposed in all future phases or there will be adequate capacity and infrastructure by the time each phase of development is completed. If capacity or infrastructure must be increased to support the proposed Master Development Plan, then the applicant must identify a plan for funding their proportionate share of the improvements.
 - f. There is either sufficient capacity within public services such as water, sewer and stormwater to adequately serve the development proposal in all future phases, or there will be adequate capacity available by the time each phase of development is completed. If capacity must be increased to support the proposed Master Development Plan, then the applicant must identify a plan for funding their proportionate share of the improvements.
 - g. The Master Development Plan proposal contains architectural design (including but not limited to building setbacks, insets, façade breaks, roofline variations) and site design standards, landscaping, provisions for open space and/or recreation areas, retention of significant trees, parking/traffic management and multi modal transportation standards that minimize conflicts and creates transitions between the proposal site and adjacent neighborhoods and between institutional uses and residential uses.
 - h. The applicant shall demonstrate that proposed industrial, commercial, or laboratory uses will be safe for the surrounding neighborhood and for other uses on the Campus.